

ENTRANCE FLOOR  
93 sq.ft. (9.0 sq.m.) approx.

FIRST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

SECOND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

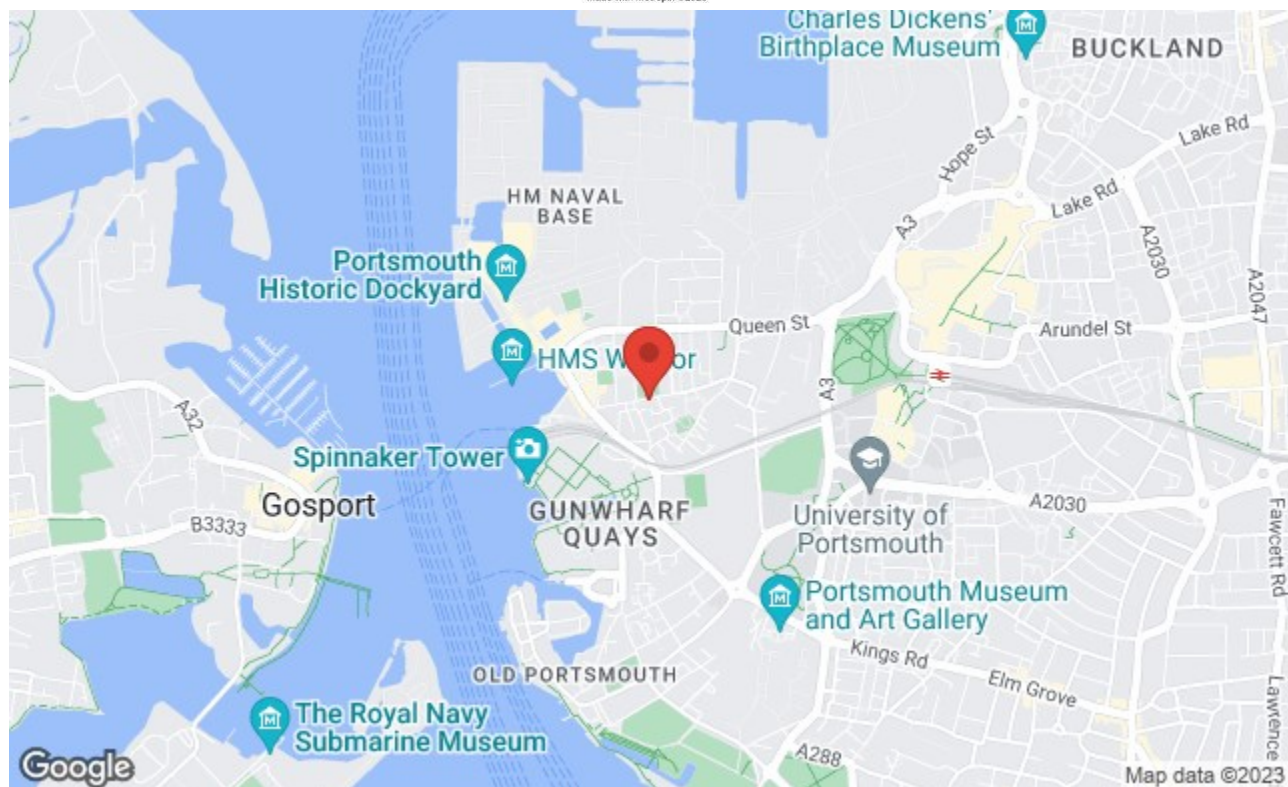


£1,100 Per Calendar Month

Kent Street, Portsmouth PO1 3PL



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ PRIVATE BALCONY
- ❖ TWO DOUBLE BEDROOMS
- ❖ DESIRED LOCATION
- ❖ CLOSE TO SHOPS & AMENITIES
- ❖ WHITE GOODS INCLUDED
- ❖ MODERN FINISHED
- ❖ A MUST VIEW
- ❖ THREE PIECE BATHROOM
- ❖ TRANSPORT LINKS CLOSE BY

We are delighted to welcome to the rental market, this well presented maisonette in close proximity to Gunwharf Quays and Portsmouth Harbour Train Station.

Internally, the first floor is accessed via the entrance hall, which is a good space to store coats and shoes.

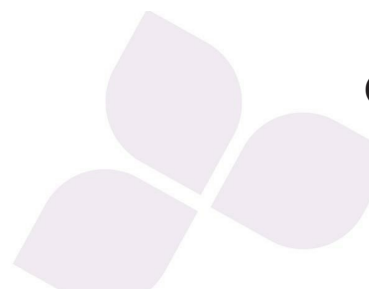
The first floor includes a large kitchen/breakfast room, which includes ample work surface space.

The first floor also includes a spacious lounge with sliding doors onto the balcony. The balcony is a wonderful space to relax with wonderful views of The Spinnaker Tower.

The second floor includes two double bedrooms and a three-piece bathroom.

We strongly recommend booking an internal viewing to fully appreciate what's on offer.

8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



Call today to arrange a viewing  
02392 864 974  
www.bernardsestates.co.uk



# PROPERTY INFORMATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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